

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

July 15, 2011

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, July 19, 2011 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director,
HEDC
File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of July 12, 2011

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in staff
5. Correspondence
6. Old Business:

7. Review and discussion of proposed amendments to the Land Development Ordinance regarding Historic District signage regulations. **Recommended.**

8. Review and discussion of proposed amendments to the Montgomery Gateway Redevelopment Plan. **Recommended.**

9. Review and discussion of proposed amendments to the Monticello Avenue Redevelopment Plan. **Recommended.**

10. Case: P10-074 Preliminary & Final Major Site Plan
Applicant: Eyal Shuster
Attorney: Jon Campbell, Esq.
Review Planner: Kristin Russell
Address: 366 West Side Ave.
Block: 1780 Lots: 135
Zone: West Side Ave. Redevelopment Plan
Description: New 5-story building with 1,435 sf of commercial space, 32 units, and 16 parking spaces.
Decision: Approved with condition.

11. Case: P11-025 Preliminary & Final Major Site Plan with "c" variances
Applicant: Hudson Associates Limited Partnership
Attorney: John C. Phillips, Esq.
Review Planner: Kristin Russell
Address: 401 Rt. 440
Block: 1751 Lots: 10.n, 10.r
Zone: WPD – Waterfront Planned Development
Description: Renovations and front addition to Staples store
Variances: Lot coverage
Decision: Approved with condition.

12. Case: P11-002 Preliminary & Final Major Site Plan
Applicant: Maayan Cohen
Attorney: Jon P. Campbell
Review Planner: Jeffrey Wenger
Address: 60 Van Reipen
Block: 586 Lots: 72.A
Zone: Journal Square 2060 Redevelopment Plan
Description: Construct new 3 story, 8 unit residential building.
Decision: Approved.

13. Case: P11-045 Minor Site Plan
Applicant: Evergreen America Corp.
Attorney: Ron Shaljian, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: One Evertrust Plaza
Block: 104, 105 Lots: PL.A
Zone: Exchange Place North Redevelopment Plan
Description: Installation of an emergency generator
Deviation: Setback of above ground utility
Decision: Approved.
15. Review and discussion of proposed modifications to proposed amendments to the Land Development Ordinance pertaining to adoption of required setbacks for zones and redevelopment plans that abut or are in close proximity to Route 440, Routes 1&9T, and a portion of Communipaw Avenue. **Recommended.**
16. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P11-043 submitted by St. Bridget's Senior Residence Urban Renewal, LLC.(370-372 Montgomery Street).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan # P11-042 submitted by St. Bridget's Senior Residence Urban Renewal, LLC (370-372 Montgomery Street).
 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan with deviations # P11-020 submitted by JCHA (296 Woodward St. and 306 Woodward St.)
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P 11-021 submitted buy JCHA (344 Woodward St. & 511 Grand St.).
 5. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary Site Plan submitted by Newport Associates Dev. Co.(45 14th St-Savoy)
17. Executive Session, as needed, to discuss litigation, personnel or other matters
18. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD